



**BEAR BRAND RANCH REPORTER**  
**BEAR BRAND RANCH COMMUNITY ASSOCIATION**

**Board of Directors**

**Ed Zalta, President**  
**Michael Berumen, Vice President**  
**Fred Burbank, Secretary**  
**Wayne Mertes, Treasurer**  
**Bill Schenck, Director**

**NEXT MEETING**

All residents are invited to attend

January, 2010 – date to be determined  
9:00 A.M.

2010 Meeting Calendar  
To be determined and announced  
In the next newsletter

Progressive Community Management  
27405 Puerta Real, Suite 300  
Mission Viejo

**Meeting Agenda posted on bulletin board  
4 days prior to meeting date**

Board Meetings are held quarterly.  
(January, April, July, October)  
Your participation matters!!!

**Client Services**

Carol Griffin, Maintenance Requests  
\*(949) 582-7770 \*fax (949) 582-7796  
e-mail: [carolq@progressivecm.com](mailto:carolq@progressivecm.com)

Glenda Reid, Community Manager  
\*(949) 582-7770 \*fax (949) 582-7796  
e-mail: [glendar@progressivecm.com](mailto:glendar@progressivecm.com)

Laurie Clark, Accounts Receivable  
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**President's Report**

**SECURITY SYSTEM**

The failures of the License Plate Recognition System have been reduced to less than three vehicles. These failures are

being evaluated by GateWorks and the failure rectified. It appears that we will have a fail-safe system in the very near future. We will conduct another audit over the next three months to determine if there are any failures.

The effectiveness of the cameras and videos both as deterrents to crime and as a means of identifying wrong doers has ended the rash of burglaries. The problems we are experiencing presently with the security systems are all people-related. Basically it is poor/no communication within the company providing our guards. Should you experience any of the following, please send an e-mail to Progressive Community Management ([glendar@progressivecm.com](mailto:glendar@progressivecm.com)):

1. failure of the system to recognize your license plate
2. inconsistencies in the recognition of your license plate
3. security guard has raised the resident lane arm for you (they are required to record your name/license plate number and then allow entry if they recognize the occupant as a resident)
4. arm has remained in the upright position

Your cooperation in reporting all instances of failure will benefit you in the long run as we want a flawless system.

Jack Goodrich has agreed to head up a committee of his choosing to do a complete evaluation of our entry system to determine if there is a better, less costly method of allowing residents and their designated guests to enter as well as provide a back-up method such as dial-up for those instances when admission via the License Plate Recognition System is not available due to such rarities as new or rental cars.

Should any member wish to assist Jack in this evaluation and recommendation to the Board, please let me know and I will forward your name to Jack.

We spend more than \$300,000/year for our guards system which computes out to over \$200/month per home. Given that we will certainly be able to reduce the monthly fees once the street repair costs are completed, maybe we can reduce the monthly fees to a significantly lower amount.

By the time you receive this month's "Reporter", the membership will have filled the three Board seats that were up for election (if a sufficient number of ballots have been received to constitute a quorum).

Ed Zalta, MD

November 2009



### Architectural Review Procedures

The Architectural Committee meets monthly on the **First Wednesday of each month at 10:00 A.M.** at the Progressive offices. You must submit your plans prior to the meeting to be placed on the agenda. Please be advised that meeting dates are subject to being changed and/or cancelled due to lack of quorum.

#### Upcoming Architectural Meetings:

November 4 – Submittal deadline will be October 22, 2009  
December 2 – Submittal deadline will be November 18, 2009

At this time, there is an opening on the Architectural Design Committee....if you are interested in being a member on this important Committee, please contact Glenda Reid, Community Manager, at (949) 582-7770 or by e-mail, [glendar@progressivecm.com](mailto:glendar@progressivecm.com). The Committee meets the first Wednesday of each month, in the morning for approximately 2 hours at the office of Progressive Community Management. This is a great opportunity to be a part of the community.

For additional information on the architectural review process and the application and Design Guidelines, log on to the association's website at [www.progressivecm.com/bearbrand](http://www.progressivecm.com/bearbrand) and click on Forms-Architectural. As a reminder, contractor hours are 8:00 a.m. to 5:00 p.m. Monday through Friday and 8:00 a.m. to 1:00 p.m. on Saturday and no admittance on Sunday or holidays.

### Audit

Included with this newsletter, please find the audited financial statement prepared by the accounting firm of Robert Owens CPA for the fiscal year end June 30, 2009 in compliance with California Civil Code 1365. If you would like a full size copy of the audit, please do not hesitate to call Glenda Reid at Progressive Community Management, and we will be happy to provide a full size copy at no cost. Thank you very much.



### Daylight Savings Time

Just a reminder to turn your clocks back one hour beginning Sunday, November 1, 2009. This is also an excellent time to check the filters on your heaters and batteries for smoke detectors to be sure all is working properly for the winter months.

### Holiday Schedule

Progressive Community Management will be closed on Wednesday, November 11, 2009 in observance of Veterans Day and at Noon, Wednesday, November 25, 2009 through Friday, November 27, 2009, in observance of Thanksgiving. 24 hour emergency service is always available by calling our regular business line at (949) 582-7770 and following the emergency paging instructions.